AVAILABLE FOR LEASE:
54,493 - 122,521 SF

Master-planned industrial development on
Foster Road in East San Antonio, Texas.

FOSTER
commerce center



PROPERTY HIGHLIGHTS

- 175-acre, 2.2 MM SF Class A master-planned industrial park
- Buildings 2 & 3 available now
- Build-to-suit opportunities available
- Convenient access to IH-10, IH-35, Loop 410 and SH-130

STREAM

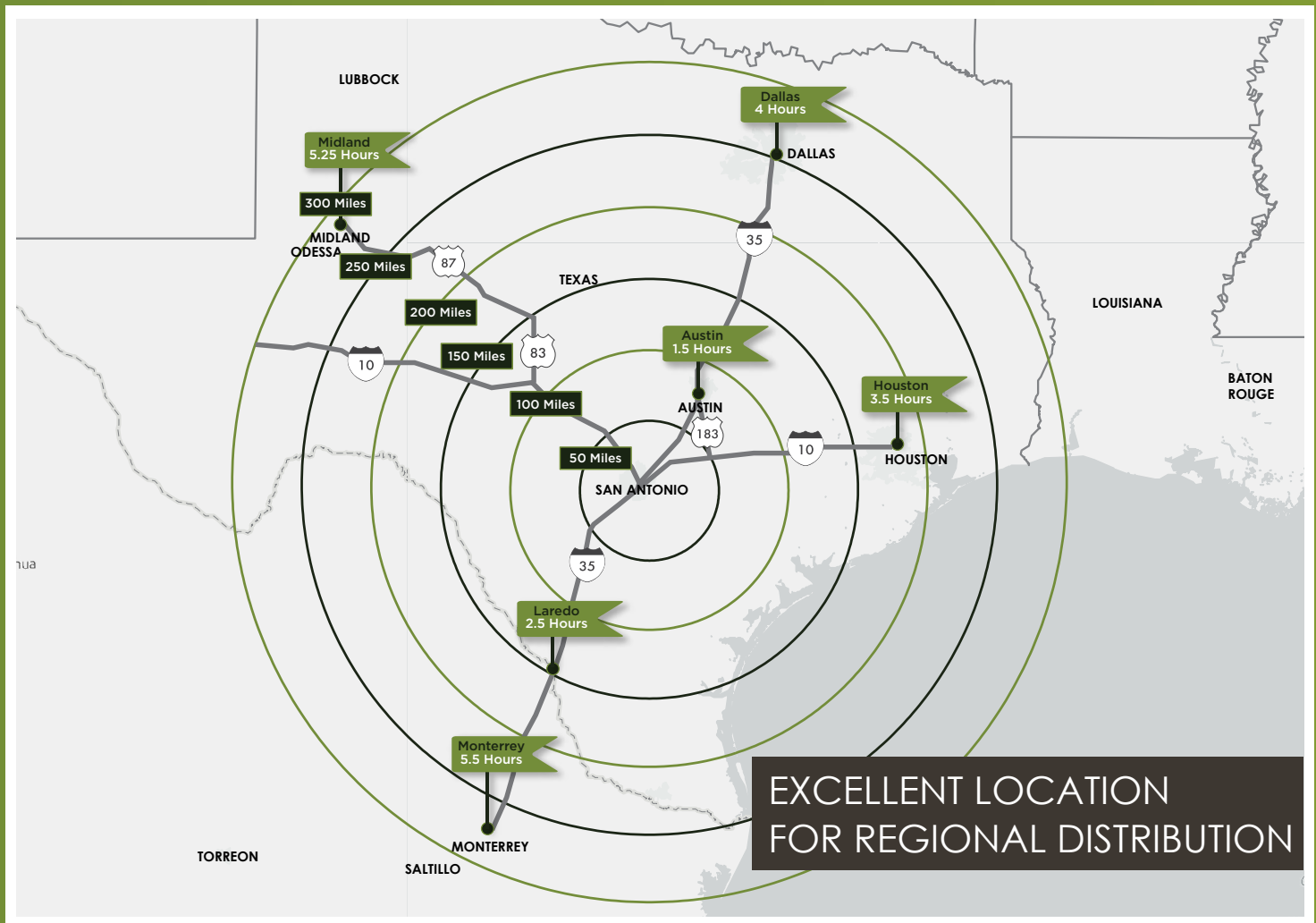
For Information, Contact:

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STRATEGIC LOCATION



AMPLE WORKFORCE AVAILABLE
(Within 30 Miles)

1,506,424
2025 Population

906,971
Daytime Workforce

35.7
Average Age

$295,675
Average Household Income

56.8%
Some College+

83.9%
Diversity Index

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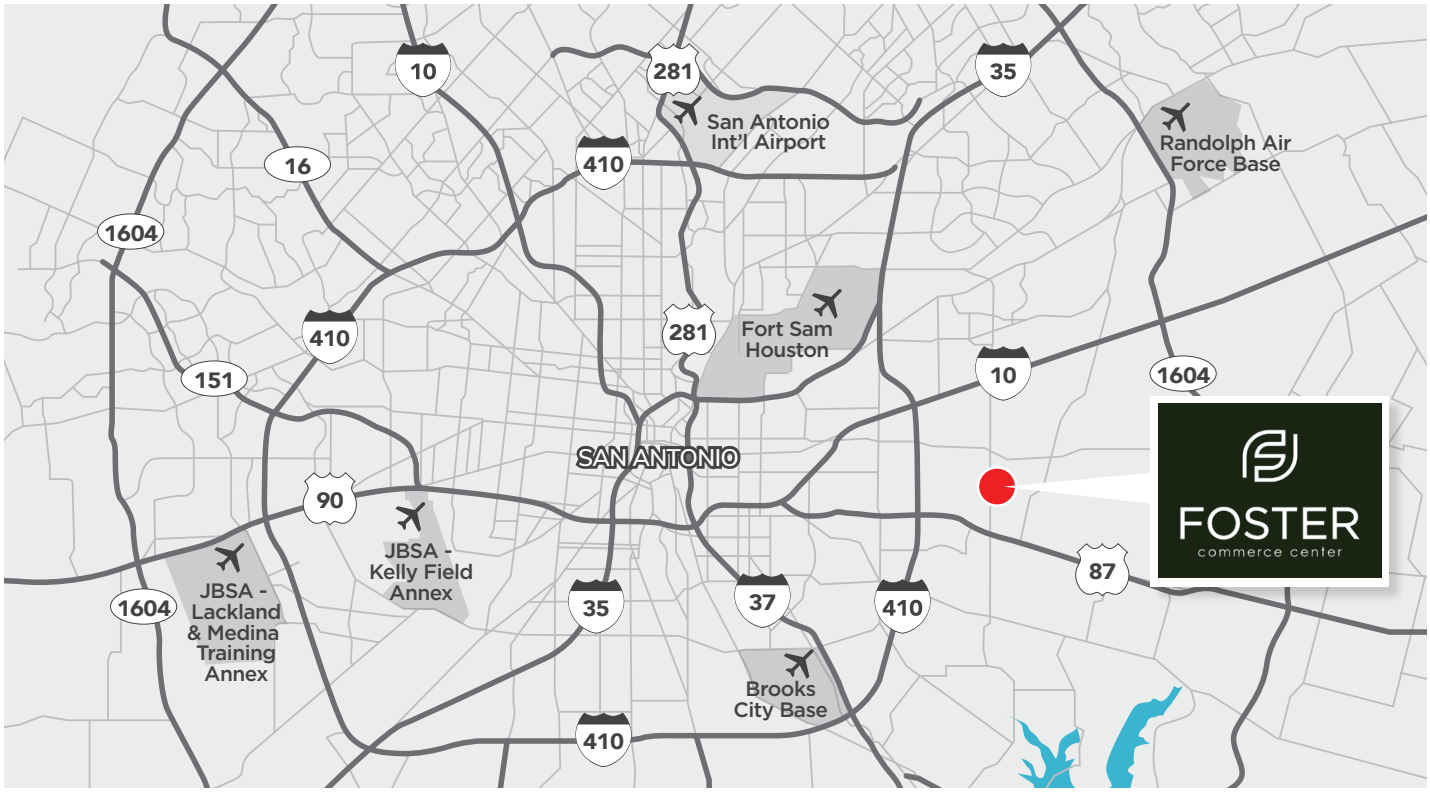
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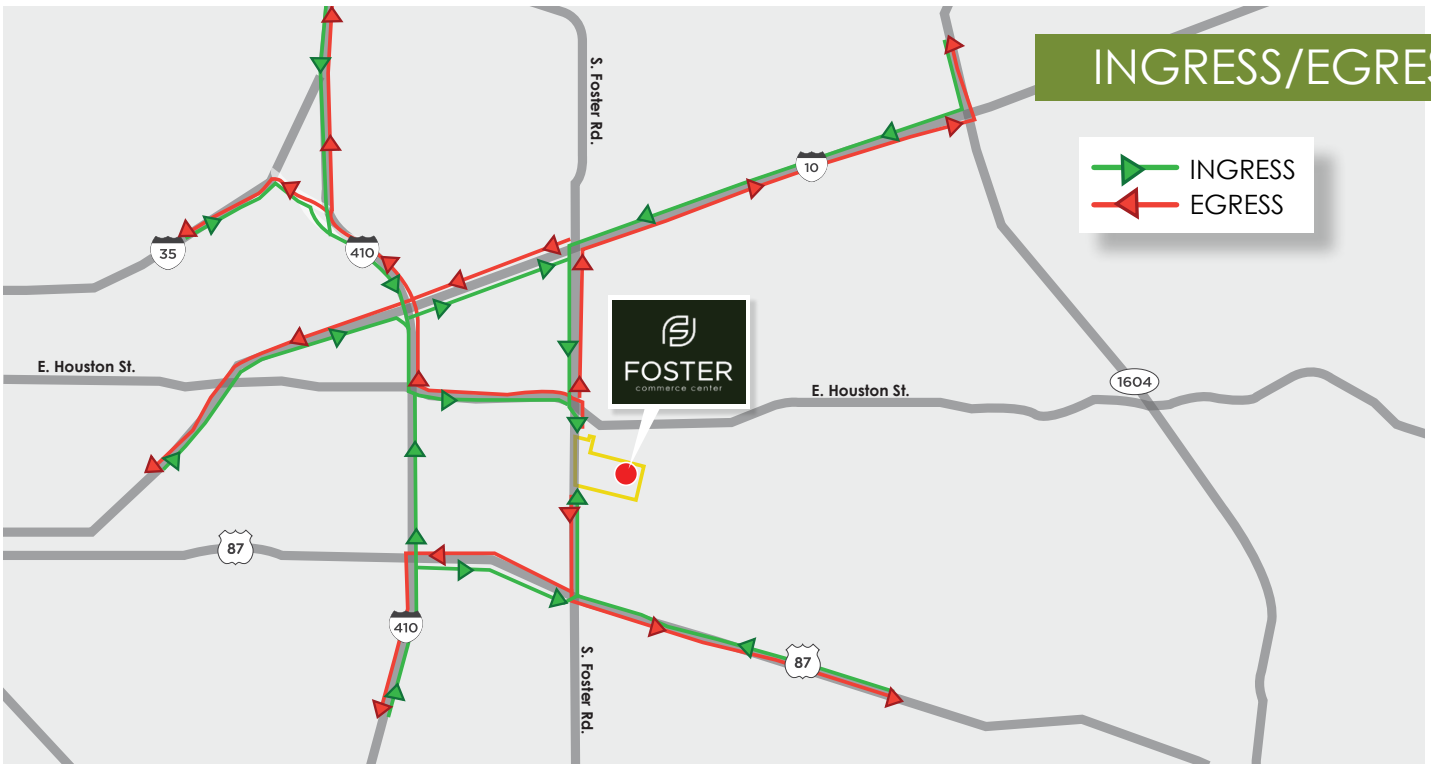
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CITY MAP





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LOCATION ADVANTAGES



SURROUNDING TENANTS

1 elringklinger
2 CED
3 TESLA
4 CHEP
5 The Home Depot
6 amazon
7 Conn's
8 FedEx
9 Amerisource
10 crown lift trucks
11 Al Freeman
12 Victory Packaging
13 XPO Logistics
14 YAZAKI
15 McLane
16 BestDrive
17 mission
18 pepsi
19 PENSKE
20 amazon
21 Gulf Coast Paper Co. Inc.
22 Comet Signs
23 PCI
24 CLARIOS
25 Frito-Lay
26 United States Postal Service
27 amazon
28 LANCER
29 amazon
30 DOLLAR GENERAL
31 Southern Tire Mart
32 amazon
33 H-E-B

DISTANCES FROM SITE

87 — 3 Minutes	10 — 5 Minutes	410 — 6 Minutes
35 — 8 Minutes	1604 — 10 Minutes	37 — 11 Minutes

PROPERTY HIGHLIGHTS

- Phenomenal interstate access and dense labor force
- State-of-the-art design with abundant employee parks, trailer stalls, and outside storage capabilities
- Phase I: 650,000 SF recently delivered new construction with the ability to accommodate tenant sizes ranging from 54,493 - 122,521 SF
- Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory

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MASTER DEVELOPMENT PLAN

SITE PLAN



BUILDING 6: AVAILABLE FOR BTS

- State-of-the-art design with abundant employee parks, trailers, stalls, and outside storage capabilities
- Master-planned industrial development on Foster Road in East San Antonio, Texas.

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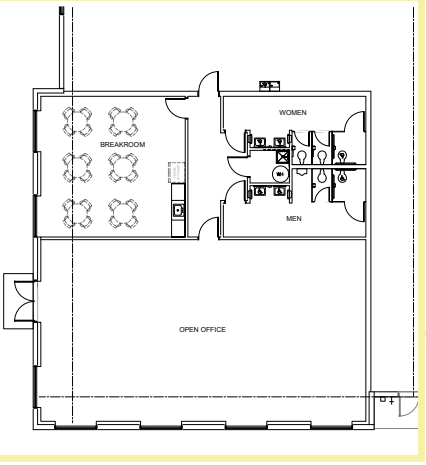
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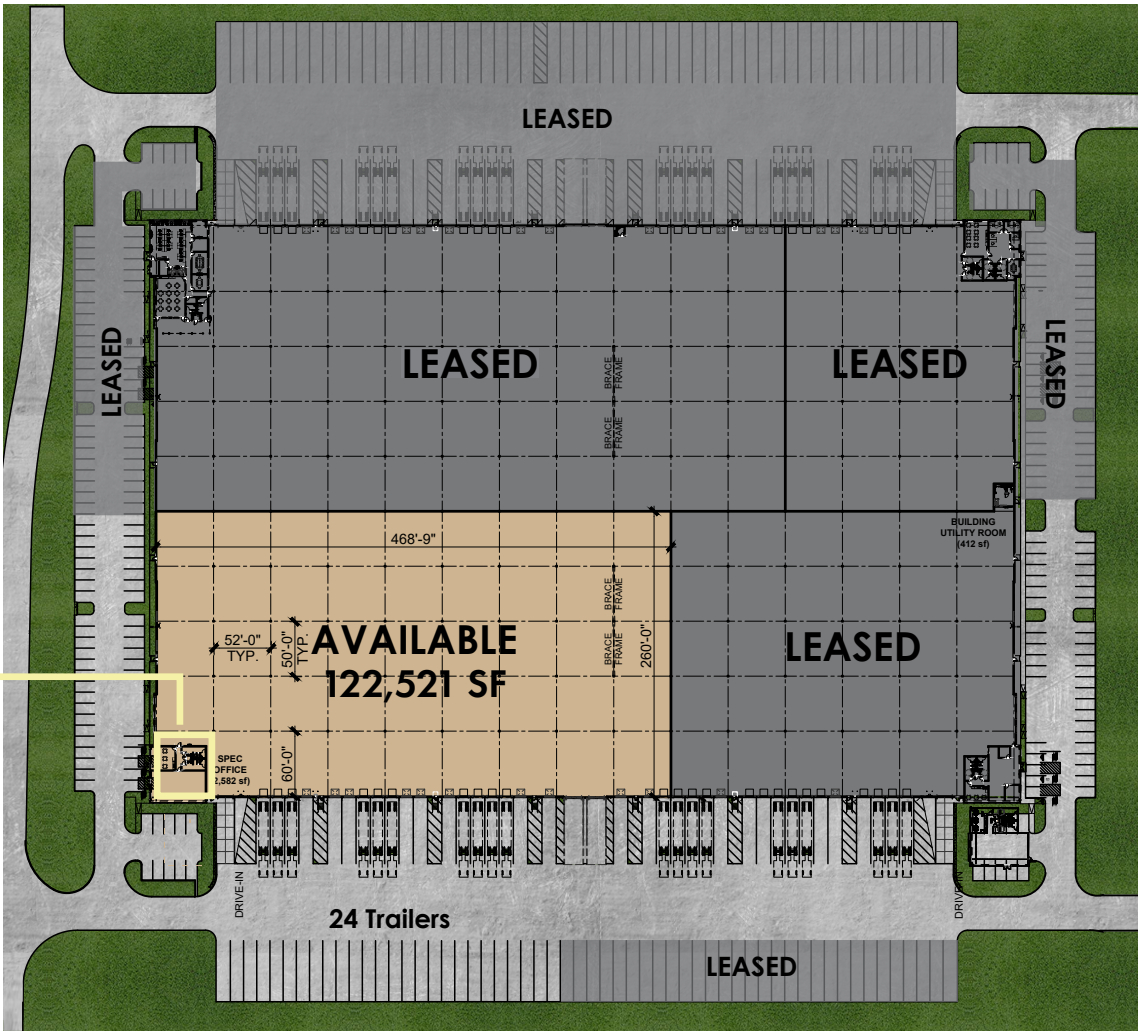
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BUILDING 2
SITE PLAN

SPEC OFFICE
2,521 SF





AVAILABILITY SPECIFICATIONS

BUILDING 2

Building Size:	408,402 SF (122,521 SF Available)	Drive-In Doors:	1
Dimensions:	520' x 780'	Trailer Parking:	24 trailers
Bay Spacing:	52' x 50' w/60' speed bays	Car Parking:	58 cars
Clear Height:	40'	Construction:	Concrete Tilt-Wall
Loading:	Cross-dock	Roof:	45-mil TPO, R-20 Insulation
Truck Courts:	185'	Sprinkler System:	ESFR
Docks:	11 (expandable to 21)	Electrical Service:	1,200 amps, 480V, 3-phase

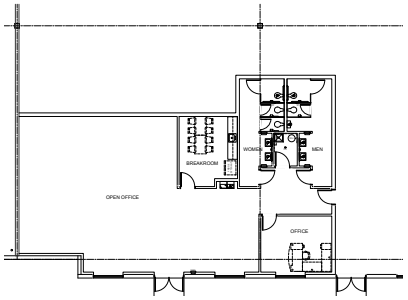
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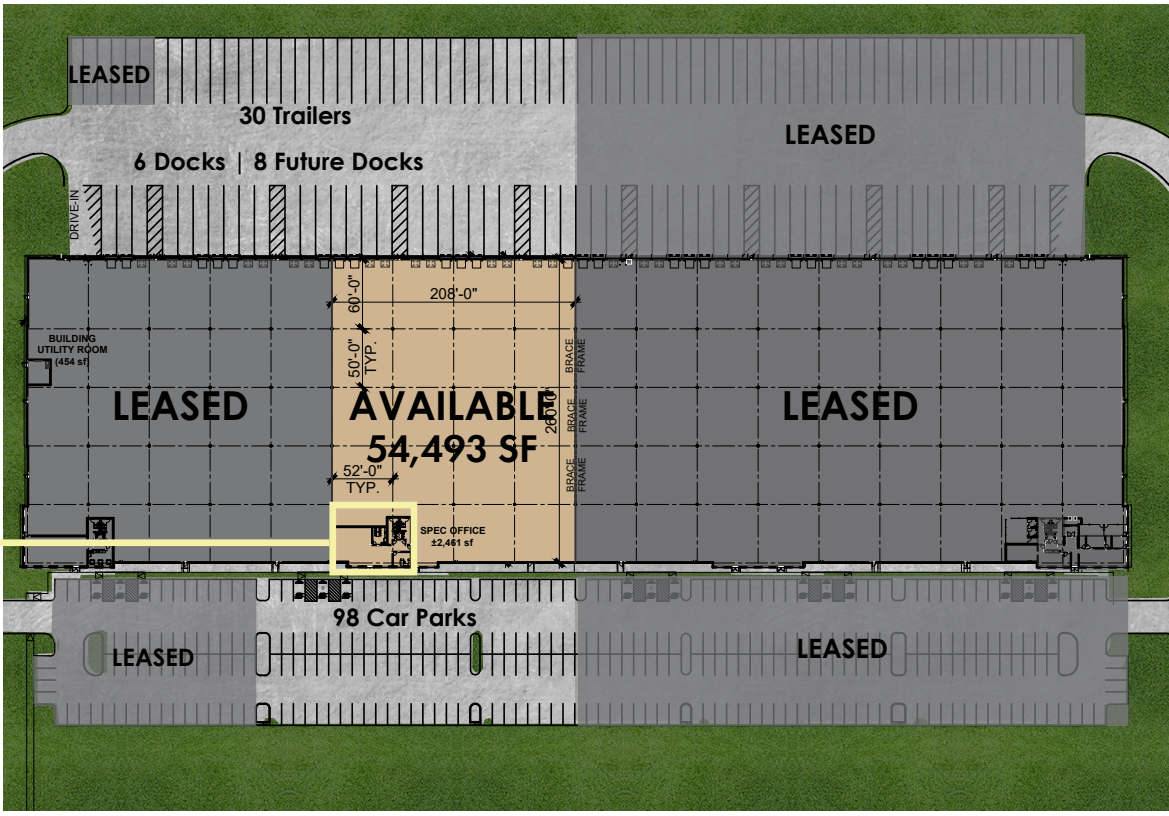
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BUILDING 3 SITE PLAN

SPEC OFFICE
2,461 SF





AVAILABILITY SPECIFICATIONS

BUILDING 3

Building Size:	245,194 SF (54,493 SF Available)	Drive-In Doors:	BTS
Dimensions:	260' x 936'	Trailer Parking:	30 trailers
Bay Spacing:	50' x 52' w/60' speed bays	Car Parking:	98 cars
Clear Height:	36'	Construction:	Concrete Tilt-Wall
Loading:	Rear-load	Roof:	45-mil TPO, R-20 Insulation
Truck Court:	185'	Sprinkler System:	ESFR
Docks:	6 (expandable to 14)	Electrical Service:	1,000 amps, 480V, 3-phase

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